

<b>Est. QRRP PAB Volume Cap</b>		<b>3,500,000,000</b>
<b>Pools</b>		
Rural	5.0%	175,000,000
Preservation	5.0%	175,000,000
Other Affordable (5% to 10%)	5.0%	175,000,000
<b>New Construction Set-Asides</b>		
Homeless	10.0%	350,000,000
Extremely-Low / Very-Low	15.0%	525,000,000
Mixed-Income (5% to 10%)	10.0%	350,000,000
<b>Total Pools and Set-Asides</b>		<b>1,750,000,000</b>
<b>New Construction Remainder</b>		<b>1,750,000,000</b>

<b>Geographic Regions (New Construction Only)</b>		
Location	%	Amount
Coastal Region	19% to 21%	\$332M to \$369M
City of Los Angeles	18% to 21%	\$308M to \$367M
Balance of LA County	16% to 17%	\$280M to \$301M
Bay Area Region	17% to 24%	\$299M to \$420M
Inland Region	12% to 17%	\$210M to \$296M
Northern Region	8% to 10%	\$140M to \$177M
	100.0%	1,750,000,000

**Scoring (120 Points)** Pts.

<b>1A</b>	Preservation Priorities (Acq. & Rehab.)	20	20
<b>1B</b>	Density & Local Incentives (New Cons.)	20	
<b>2</b>	Exceeding Minimum Income Restrictions		35
<b>3</b>	Exceeding Minimum Rent Restrictions (% below Market)		10
<b>4</b>	<del>Gross Rents (5 points)</del>		
<b>4</b>	General Partner & Management Co. Experience		10
<b>5</b>	Housing Types (replaces Large-Family points)		10
<b>6</b>	<del>New Cons. / Adaptive Re-Use / Subs. Renovation (10 pts.)</del>		
<b>6</b>	Leveraged Soft Resources		10
<b>8</b>	<del>Community Revitalization Areas (5 pts.)</del>		
<b>7</b>	Readiness to Proceed		10
<b>8</b>	Site Amenities		10
<b>9</b>	Service Amenities		10
<b>11</b>	<del>Sustainable Methods (10 pts.)</del>		
<b>12</b>	<del>Forgone Developer Fee (10 pts.)</del>		
<b>13</b>	<del>Exceeding Minimum Term of Restriction (10 pts.)</del>		

**Total Scoring Potential 125**

<b>TB</b>	Tie-Breaker: Adjusted Bonds per Adjusted Units - 2021
<b>10</b>	State Benefit and Efficiency Measure (SCO Proposal) - 2022

<b>Notes</b>	
<b>"Yellow Highlight" indicates consensus has not been reached and items are under further discussion by Working Group.</b>	
Projects funded in pools don't count toward geographic regions; projects in pools do not spill to set-asides or geographic regions	
Rural new construction projects compete in this pool. Rural acquisition/rehabilitation projects compete in the Preservation / Other Affordable Pools.	
Projects not meeting New Construction or Preservation definitions compete in this pool.	
All set-asides spill to geographic regions	
<b>See Note 1.</b> Homeless projects with HCD / Local only funding spill down to Extremely Low/Very Low Set-Aside if not funded in Homeless Set-Aside	
<b>See Note 2.</b> Projects must have HCD or local funding of 25% or more of total dev. costs; HCD projects include MHP, AHSC, TOD, Joe Serna, NPLH, VHHP	
If project has less than 80% of its units as restricted low-income units (i.e. <=80% AMI), it may only use new bonds relative to the % of restricted low-income units	
1) No carryforward from year to year of deficits / surpluses like 9%; 2) A waiting list structure would be used for the last round of the year to use regional leftovers; 3) Projects funded in pools and set-asides do not count toward regional goals; 4) %'s below are from the 9% geographic system with no adjustments	
Central Coast (5.2%), Orange (7.3%), San Diego (8.6%)	
City of Los Angeles (17.6%)	
Balance of Los Angeles County (17.2%)	
San Francisco (3.7%), South and West Bay (6.0%), East Bay (7.4%)	
Central Valley (8.6%), Inland Empire (8.3%)	
Capital (5.7%), Northern (4.4%)	
Working Group recommends cost adjustment ranges from 0% to 7%	
<b>See Note 3.</b>	
Project includes any one of the following: 1) Local jurisdiction has approved the project at a density greater than that allowed by the general plan through the use of state/local density bonus law, SB 35, concession and/or waivers; 2) Project is located in a Highest or High Resource Area as specified on TCAC/HCD Opportunity Area Maps; 3) Project is being developed at a per net acre density as follows: A) 100 bedrooms in Urban areas; B) 60 bedrooms in Suburban areas; C) 40 bedrooms in Rural areas. Net acre defined as parcel boundaries after dedication of any public right-of-way, the presence of restrictive easements, and non-buildable areas. Possible grandfather clause: Projects with land-use approvals obtained prior to January 1, 2022 shall earn full points in this category.	
Modify existing scoring matrix to achieve full points if a project a) averages 50% AMI, or b) averages 57% AMI or below with a minimum of 10% at 30% AMI and 10% at 50% AMI	
1 point for each 1% the average affordability is greater than 10% below market (measure bond/tax credit units only)	
Eliminate from scoring and make a threshold requirement	
Use TCAC 9% criteria (keep same for both programs) but change points from 9 to 10	
Use TCAC 9% criteria for Large Family, Senior, Special Needs, SRO (must be Special Needs or 40% AMI average or lower) and At-Risk, but add a High Density housing type that meets densities in 1B; waiver of criteria available for New Construction projects with land-use approvals obtained prior to January 1, 2022	
Eliminate from scoring since it is no longer necessary to award points for this with creation of pools, set-asides and geographic regions	
1 point for every 1% of Residential TDC; Use TCAC 9% definition, but expand to include private non-related party soft money and eliminate taxable tail provisions	
Eliminate from scoring to avoid determining factor that drives production into existing low-income areas	
Use TCAC 9% criteria (keep same for both programs)	
Use TCAC 9% criteria (keep same for both programs) but add amenity points if site is inside of or within 1 mile of a job center census tract	
Use TCAC 9% criteria (keep same for both programs) - TCAC staff requests recommendations for simplifying this category, especially for PSH projects	
Eliminate from scoring to reduce costs and recognize California's already highly efficient building code	
Eliminate from scoring to align programs and recognize proposed reduction in developer fee limits (recommendations forthcoming)	
Eliminate from scoring and make 55-year regulatory period a threshold requirement	
Adjusted tax-exempt bonds (numerator) divided by bedroom-adjusted units (denominator) - See attached "Tie Breaker" worksheet	
<b>Uncapped scoring category measuring value of public benefit relative to adjusted state resources used</b>	

## CDLAC Allocation System for 2021

### Notes 9-9-20

#### 1 Definition of "Homeless" to qualify for the Homeless Set-Aside

Minimum of 25% of the units shall be permanent supportive housing for the formerly homeless; projects with 100% of the units as permanent supportive housing shall have priority in the set-aside

#### 2 Criteria to qualify for the Extremely-Low Income / Very-Low Income Set-Aside

This category needs clear AMI requirements but at a minimum should support MHP projects

#### 3 Preservation Criteria and Scoring

Preservation properties shall be a) required to complete rehabilitation work at a minimum of \$50,000 in hard construction costs per unit, as defined in TCAC Regulation Section 10302(u), subject to the provisions of IRC Section 42(e)(3)(A)(ii)(I), and b) increase energy efficiency by a minimum of 10% over existing conditions.

#### Points (Maximum of 20 - Points awarded in only 1 of the 3 categories)

**20** Federally-Assisted At-Risk or any other project in which at least 50 percent of the units receive governmental assistance and the rent and income restrictions will terminate or be eligible for termination within five years of application, with no other restrictions remaining

**15** A property that meets at least one of the following: (i) any replacement or rehabilitation project approved by HUD pursuant to a Section 18 or 22 Demolition/Disposition authorization; (ii) any project being rehabilitated under the HUD Rental Assistance Demonstration (RAD) Program; or (iii) a property with a pre-2000 HCD loan that is being restructured pursuant to Section 50560 of the Health and Safety Code (AB 1699)

**5** A property that receives governmental assistance on at least 50 percent of the units pursuant to either (i) Project-Based Section 8 or Rent Supplement, (ii) USDA Rent Supplement, (iii) Section 236 Financing, (iv) Section 221(d)(3) Financing, (v) USDA 514 or 515 Financing, or (vi) Department of Housing and Community Development Financing (other than AB 1699 projects), that has not previously received an allocation of Low-Income Housing Tax Credits.



CDLAC Tie-Breaker for 2021

Adjustment Factors for Statewide Basis Delta

Rev. 9/9/20

County	2020 Two-Bedroom Basis Limits	Basis Delta Over Lowest Limit	Statewide Basis Delta
Alameda	492,000	128,800	26.2%
Alpine	363,200	-	0.0%
Amador	363,200	-	0.0%
Butte	392,000	28,800	7.3%
Calaveras	363,200	-	0.0%
Colusa	363,200	-	0.0%
Contra Costa	469,600	106,400	22.7%
Del Norte	363,200	-	0.0%
El Dorado	363,200	-	0.0%
Fresno	363,200	-	0.0%
Glen	363,200	-	0.0%
Humboldt	363,200	-	0.0%
Imperial	363,200	-	0.0%
Inyo	363,200	-	0.0%
Kern	363,200	-	0.0%
Kings	363,200	-	0.0%
Lake	363,200	-	0.0%
Lassen	363,200	-	0.0%
Los Angeles	408,000	44,800	11.0%
Madera	363,200	-	0.0%
Marin	408,000	44,800	11.0%
Mariposa	363,200	-	0.0%
Mendocino	363,200	-	0.0%
Merced	363,200	-	0.0%
Modoc	363,200	-	0.0%
Mono	363,200	-	0.0%
Monterey	396,800	33,600	8.5%
Napa	408,000	44,800	11.0%
Nevada	363,200	-	0.0%
Orange	363,200	-	0.0%
Placer	363,200	-	0.0%
Plumas	363,200	-	0.0%
Riverside	363,200	-	0.0%
Sacramento	363,200	-	0.0%
San Benito	363,200	-	0.0%
San Bernardino	363,200	-	0.0%
San Diego	363,200	-	0.0%
San Francisco	612,800	249,600	30.0%
San Joaquin	363,200	-	0.0%
San Luis Obispo	363,200	-	0.0%
San Mateo	475,200	112,000	23.6%

CDLAC Tie-Breaker for 2021

Adjustment Factors for Statewide Basis Delta

Rev. 9/9/20

County	2020 Two-Bedroom Basis Limits	Basis Delta Over Lowest Limit	Statewide Basis Delta
Santa Barbara	363,200	-	0.0%
Santa Clara	444,800	81,600	18.3%
Santa Cruz	363,200	-	0.0%
Shasta	392,000	28,800	7.3%
Sierra	363,200	-	0.0%
Siskiyou	363,200	-	0.0%
Solano	408,000	44,800	11.0%
Sonoma	434,400	71,200	16.4%
Stanislaus	363,200	-	0.0%
Sutter	363,200	-	0.0%
Tehama	363,200	-	0.0%
Trinity	363,200	-	0.0%
Tulare	363,200	-	0.0%
Tuolumne	363,200	-	0.0%
Ventura	363,200	-	0.0%
Yolo	366,400	3,200	0.9%
Yuba	363,200	-	0.0%
Total of Above	22,088,800		
Lowest Limit	363,200		
Adjustment Cap	30%		